



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:31:14
Page 1

Assessment Data					Primary Image									
Account	300002857													
Parcel ID	0000-15-27N-25W-4-001-00													
Cadastral ID	0000-27N-25W-15-4-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	101 - 1R-LAVERNE													
Name ID	13596													
LOVE, KARSON DAYNE														
1353 N 177 RD ROSSTON OK 73855-0000														
Parcel Location														
Situs	01353 HWY 64 N.													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	15 / 27 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.81406642 -99.92865490														
SEC 15-27-25 SE4 BOOK 627 PAGE 362														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th><th>Description</th><th>Opened</th><th>Closed</th><th>Amount</th></tr> </thead> <tbody> <tr> <td colspan="5"> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
627/362	MAPHET, DARRELL L., ETUX	07/11/2007	54,000	FT										
626/442	LIVELY, BETTY, ETALS	05/11/2007	72,000	FT										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	29,835	29,835	12%	3,580	Assessed	10,682	717.72					
Year Frozen		Improvements	67,153	59,181		7,102	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	96,988	89,016		10,682	Total Taxable	10,682	718.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002857	LOVE, KARSON DAYNE	101	92,828	1000	9,371	630.00							
2024	2024-300002857	LOVE, KARSON DAYNE	101	95,793	1000	9,069	603.00							
2023	2023-300002857	LOVE, KARSON DAYNE	101	88,710	1000	8,776	589.00							
2022	2022-300002857	LOVE, KARSON DAYNE	101	79,092	1000	8,491	575.00							
2021	2021-300002857	LOVE, KARSON DAYNE	101	81,260	1000	8,752	604.00							
2020	2020-300002857	LOVE, KARSON DAYNE	101	81,260	1000	8,752	593.00							
2019	2019-0002857	LOVE, KARSON DAYNE	101	81,260		8,752	522.00							
2018	2018-0002857	LOVE, KARSON DAYNE	101	81,260		8,752	522.00							
2017	2017-0002857	LOVE, KARSON DAYNE	101	79,860		8,584	512.00							
2016	2016-0002857	LOVE, KARSON DAYNE	101	79,860		8,584	512.00							
2015	2015-0002857	LOVE, KARSON DAYNE	101	78,794		8,456	505.00							
2014	2014-0002857	LOVE, KARSON DAYNE	101	77,046		8,246	492.00							
2013	2013-0002857	LOVE, KARSON DAYNE	101	76,746		8,210	490.00							



Harper

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Date 02/06/2026
 Time 06:31:14
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,101 / 1,101
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 77

HOUSE 6/17/2025

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables		
Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Cost Approach		Manual :	
Base Cost	91.29	Total Misc Impr	+ 8,005
Roofing Adj	+ 4.32	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 131,504
Heat/Cool Adj	+ 10.77	Depreciation (70%)	- 92,053
Plumbing Adj	+ 5.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 39,451
Adj Base Cost	= 112.17	Lot Value	+ 5,000
Total Area	x 1,101	Indicated Value	= 44,451
Adjusted Cost	= 123,499	Value Per SqFt	40.37

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	39,451		
Lot Value	5,000		
Indicated Value	44,451	40.37	Per SqFt
Agland Value	24,835		
Site Improvements	27,702		
Total Value	96,988	88.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	1 1st Stv Cls A	0		1930	1	1,874.09		1,874
RSPC	Raised Slab Porch - Covered	1508	22x7	1930	154	39.81		6,131



Harper

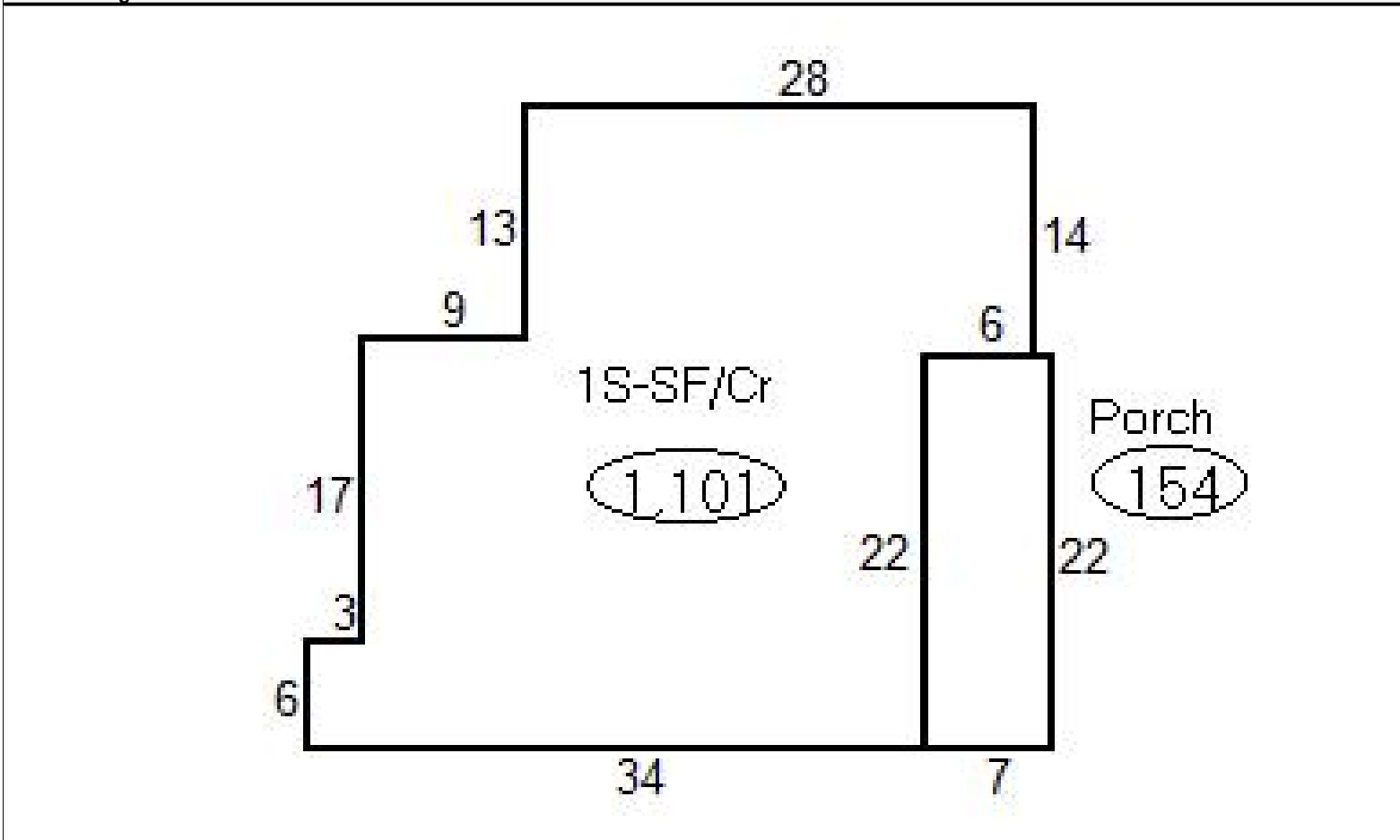
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Date 02/06/2026
Time 06:31:14
Page 3

Sketch Image

300002857



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	154	1.000	154
2	R	1	Crawl	20	1S-SF/Cr	1,101	1.000	1,101
Total Building Area						1,101		1,101



Harper


Assessment Property Record Card for Tax Year 2026

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Date 02/06/2026
 Time 06:31:14
 Page 4

300002857

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPAT	Carport - Attached	20x10x8	Dirt	Wood Shingle	200
	Qual 3	Cond 3	Year 2013	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (5.72 x 200)	1,144		1,144	618	526
	UTIL	Utility Building	40x30x10	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2012	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (27.62 x 1,200)	33,144		33,144	10,275	22,869
	SHDS	Shed - Small / SHIPPING CONTAINER	40x8x6	Base		320
	Qual 3	Cond 3	Year 2009	Eff Age 17		
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (19.22 x 320)	6,150		6,150	3,321	2,829
	SHDS	Shed - Small Red	16x14x8	Dirt	Galvanized Metal	224
	Qual 3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (16.12 x 224)	3,611		3,611	2,889	722
	SHDS	Shed - Small	24x10x8	Dirt	Wood Shingle	240
	Qual 3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (15.76 x 240)	3,782		3,782	3,026	756
	BNV	Building No Value / DOG PEN GONE	6x6x8		Wood Shingle	36
	Qual 3	Cond 3	Year 1975	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (0.00 x 36)					



Harper

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Date 02/06/2026
Time 06:31:14
Page 5

Agland Inventory

300002857

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DC	DALHART-CARWILE	CR	48			.553	244	244	135	135
DC	DALHART-CARWILE	NP	48			12.760	154	154	1,960	1,960
PA	PRATT BILLOWY	IP	48			.093	189	189	18	18
PA	PRATT BILLOWY	CR	48			48.759	244	244	11,913	11,913
PA	PRATT BILLOWY	NP	48			32.192	154	154	4,945	4,945
PB	PRATT HUMMOCKY	IP	40			.050	158	158	8	8
PB	PRATT HUMMOCKY	NP	40			5.783	128	128	740	740
PC	PRATT LOAMY BILLOWY	NP	37			25.558	118	118	3,026	3,026
PD	PRATT LOAMY HUMMOCKY	NP	31			.689	99	99	68	68
PE	PRATT LOAMY DUNED	NP	20			29.800	64	64	1,907	1,907
TD	TIVOLI FINE SAND	NP	13			2.764	42	42	115	115
NP Totals						159.000			24,835	24,835
Total Agland						159.000			24,835	24,835